

1943 Profile of the Pelham Bay Park, Bronx area

from the 1943 *New York City Market Analysis*



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Pelham Bay Park



Above: Corner of Coddington Avenue and Hollywood Avenue



Above: East 196th Street at Continental Avenue looking east



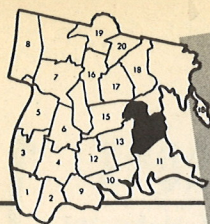
Left: Research Avenue from Ampere Avenue looking toward Watt Avenue



East Tremont Avenue facing west from Greene Place



Middletown Road from Crosby Avenue to Gillespie Avenue



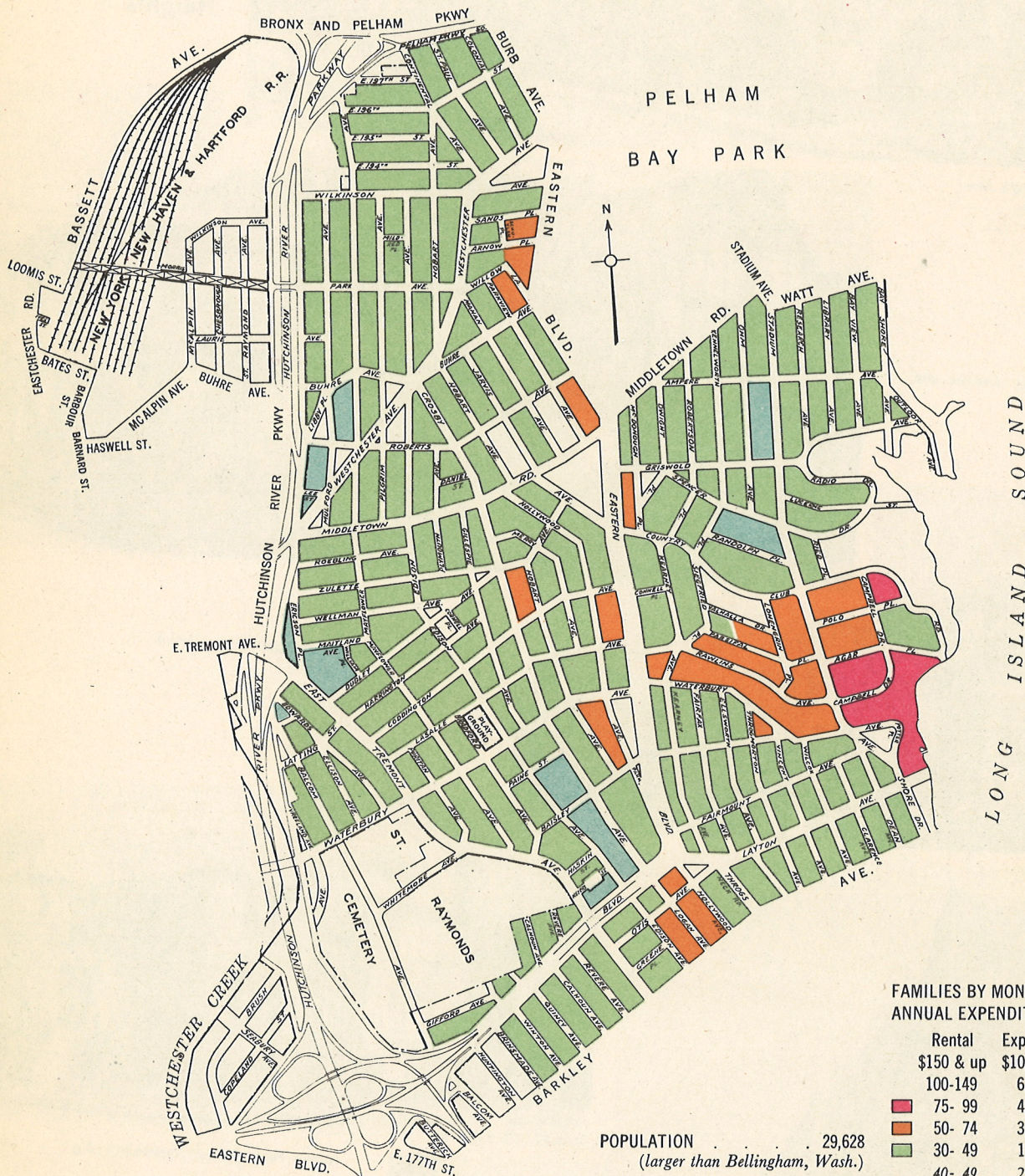
NEW YORK CITY MARKET ANALYSIS

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THE NEWS
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BRONX

14

Pelham Bay Park



Hutchinson River Parkway has brought new importance to this district. The central section east and west of Eastern Boulevard contains attractive two-story houses of brick, frame and stucco with a sprinkling of apartment houses. The territory bordering Long Island Sound has been developed with numerous attractive one-family brick dwellings. Principal retail outlets are found on East Tremont and Westchester Avenues, and Eastern Boulevard.

POPULATION 29,628
(larger than Bellingham, Wash.)
Native white 21,791
Foreign-born white 7,809
Negro 12
Other races 16

Italians, 40% of the foreign-born, concentrate in the northeast; Germans and Irish numerous.

FAMILIES 7,687
—owner families 2,272
—tenant families 5,415

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	20
100-149	6,000-9,999	85
75- 99	4,500-5,999	252
50- 74	3,000-4,499	1,814
30- 49	1,800-2,999	4,436
40- 49	2,400-2,999	2,291
30- 39	1,800-2,399	2,145
Under 30	Under 1,800	886
Unknown		194
Median family expenditure		\$2,587
Average family expenditure		\$2,761
RESIDENTIAL STRUCTURES		3,565
—one-family houses		1,855
—two-family houses		1,055
—three-or-more-family houses		655